

606, 1320 12 Avenue SW
Calgary, Alberta

MLS # A2307615



\$159,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	556 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	..
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan		

Inclusions: Not applicable

Top floor, beautiful one bedroom in the heart of downtown, walk to bars, restaurants, Calgary co-op is around the corner, a few minutes walk to 17th ave and shops. Super quiet concrete building, units don't come often in this building. This unit is situated on the 6th Floor, as soon as you walk-in, you will be greeted with a foyer, a coat closet on your right and a spacious closet which can accommodate an in-suite washer and dryer. A good size kitchen situated at the entrance with full appliances and great cabinet space. The large living room and dining room areas are perfect for entertaining with direct access to an expansive size balcony, stretching the full length of the property, perfect space for BBQ, chairs and a table. This condo is the ideal purchase for a first home buyer or an investor.